



## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, MAY 3, 2007  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
  - A. Approval of minutes from the workshop and regular meetings on April 19, 2007.**
  - B. CONSIDERATION – Final Plat FP07-09 **M. Zimmermann****

*Proposed final plat of Park Hudson Subdivision – Phase 8, consisting of 17.8 acres of land located near the southwest corner of Boonville Road (F.M. 158) and University Drive East (F.M. 60) in Bryan, Brazos County, Texas.*

### **REQUEST FOR APPROVAL OF RESUBDIVISION**

- 5. PUBLIC HEARING/CONSIDERATION – Replat RP07-07 **J. Fulgham****

*Proposed replat of Lot 2 in Block 1 of the Emimo Subdivision located in Bryan's extraterritorial jurisdiction (ETJ), consisting of 4.99 acres of land off of Elmo Weedon Road in eastern Brazos County Texas.*

**REQUESTS FOR APPROVAL OF VARIANCES ON PROPERTY AT 2714 TODD STREET/2713 SOUTH TEXAS AVENUE, OCCUPYING LOT 7 IN BLOCK 15 OF THE MITCHELL-LAWRENCE-CAVITT SUBDIVISION, BRYAN, BRAZOS COUNTY, TEXAS. (Commission has final approval; appeals may be directed to City Council.)**

- 6. PUBLIC HEARING/CONSIDERATION – Planning Variance PV07-17** **J. Fulgham**  
*A request for variance from the minimum 25-foot front building setback generally required on lots in commercial zoning districts, to legitimize previous construction of two storage sheds located within 18-feet and 20.2-feet from the front property line adjacent to Todd Street.*
- 7. PUBLIC HEARING/CONSIDERATION – Planning Variance PV07-23** **J. Fulgham**  
*A request for a complete variance from the minimum 7.5-foot side building setback generally required on lots in commercial zoning districts, to legitimize previous construction of a storage shed that extends all the way to the southeast (side) property line.*

**OTHER REQUESTS FOR APPROVAL OF VARIANCES Commission has final approval; appeals may be directed to City Council.)**

- 8. PUBLIC HEARING/CONSIDERATION – Planning Variance PV07-19** **M. Zimmermann**  
*A request for variances from the minimum 275-foot separation distance required for driveway openings on major arterial streets, to allow a new driveway, proposed to be separated 167 feet from an existing adjacent street and 85 feet from an existing driveway on the opposite (west) side of South Texas Avenue, on property at 1711 South Texas Avenue at the north corner of South Texas Avenue and Wayside Drive, occupying Lot 1 in Block N of Cavitt's Woodland Heights Subdivision in Bryan, Brazos County, Texas.*
- 9. PUBLIC HEARING/CONSIDERATION – Planning Variance PV07-21** **R. Haynes**  
*A request for a 14-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to legitimize previous installation of a garage that extends within 11 feet from the front property line on property at 1906 Marshall Avenue, occupying Lot 14 in Block 6 of Milton Darwin's Subdivision Number 2 in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)**

- 10. PUBLIC HEARING/CONSIDERATION – Rezoning RZ07-18** **M. Zimmermann**  
*A request to change the zoning classification from Residential District – 5000 (RD-5) to Residential - Neighborhood Conservation District (R-NC) on all lots in The Oaks Addition – 3<sup>rd</sup> Installment generally located between Barak Lane and Briar Oaks Drive, west of Carter Creek Parkway in south central Bryan, Brazos County, Texas.*
- 11. PUBLIC HEARING/CONSIDERATION – Rezoning RZ07-19** **M. Zimmermann**  
*A request to amend the development plan of a previously-approved Planned Development – Mixed Use (PD-M) District, specifically by modifying the range of allowed land uses on approximately 60 acres of land out of approximately 340 acres of land located at the southwest corner of Boonville Road (F.M. 158) and University Drive East (F.M. 60), commonly known as Pak Hudson development, in Bryan, Brazos County, Texas.*

**12. COMMISSION CONCERNS**

**13. ADJOURN**

**FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.**